

**MANITOU SPRINGS PLANNING COMMISSION
AGENDA, REGULAR MEETING
WEDNESDAY, AUGUST 10, 2005, 7:00 P.M.**

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. June 8, 2005
2. June 15, 2005

III. REVIEW OF COUNCIL ACTION

3. MJR 0502 - Major Development (11 Townhomes) – 118 El Paso Boulevard – Greg Gidez for Mamie Haddock, Applicant. At their July 19th meeting, City Council approved the request as recommended, 7-0.
4. MJR 0502 – Major Development (17 Townhomes) – 1 to 35 Crystal Park Road – John Wheeler, Applicant. At their July 19th meeting, City Council approved the request with minor amendments to two conditions, 7-0.
5. RE 0502 – Rezoning (17 Townhomes) – 1 to 35 Crystal Park Road – John Wheeler, Applicant. At their July 19th meeting, City Council approved the Rezoning Ordinance on first reading, 7-0.
6. SV 0501 – Sign Variance (Monument Sign) – 3746 Red Canyon Place (Red Rock Canyon Estates) – Martin Brinegar, Applicant. At their August 2nd meeting, City Council approved the Sign Variance as recommended, 7-0.
7. VAC 0501 and VAC 0502 – Vacations of Right of Way (New Motel) – 45 Manitou Avenue - Dean Mabe, Applicant. At their August 2nd meeting, City Council approved Vacation of both Rights-of-Way, 7-0. Staff will follow-up with processing of a Vacation Ordinance.
8. MJR 0503 – Major Development (New Motel) – 45 Manitou Avenue - Dean Mabe, Applicant. This request is scheduled for consideration at the August 16th City Council meeting.
9. Zoning Code Revisions - At their July 19th meeting, City Council approved First Reading of the Ordinance adopting the revised Zoning Code, 7-0. At their August 2nd meeting City Council held the 2nd reading of the Zoning Code Ordinance and passed it on vote of 7-0. There was no public comment on the Code at either Public Hearing.

IV. UNFINISHED BUSINESS

10. PP 0501 – Preliminary Plat (17 Townhomes) – 1 to 35 Crystal Park Road – John Wheeler, Applicant. (Postponement Requested)

Posted:

11. FP 0501 – Final Plat (17 Townhomes) – 1 to 35 Crystal Park Road – John Wheeler, Applicant. (Postponement Requested)

12. SV 0502 – Sign Variance (Monument Sign) – 1 to 35 Crystal Park Road – John Wheeler, Applicant. (Postponement Requested.)

V. NEW BUSINESS

13. V 0414 - Front and Side Yard Setback Variance (Approval Extension) – 104 Capital Hill Avenue – Pete Hokanson, Applicant.

14. MP 0501 - Master Plan (30+ acres in Residential, Office, Commercial Uses) – 1300 Block of Manitou Avenue – Matt Spidell, Natural Design Solutions, Applicant.

15. V 0518 - Rear Yard Setback Variance (New House) – 3 Keithley Place – Ed Koback, Applicant.

16. V 0516 - Front and Side Yard Setback Variances (Addition) – 3 Tulsa Road – Jason Yester, Applicant.

17. CU 0503 - Conditional Use (Day Spa) – 1 Pawnee Avenue – Carole Maytag and Beau Brown, Applicants.

18. V 0519 - Rear Yard Setback Variance (Deck) – 525 Crystal Hills Boulevard – Juth Construction, Applicant.

19. V 0517 - Parking Variance (Use Changes) - 819 Manitou Avenue – Bob DeHerrera, Applicant.

VI. OTHER BUSINESS

VII. ADJOURNMENT

cc: Rachel Buller (Term exp 12/31/06)
Alan Delwiche, V. Chair (Term exp 12/31/06)
Christopher Johnson (Term exp 12/31/08)
Jim Kwiecien, Chair (Term exp 12/31/06)
Howard Lerner (Term exp 12/31/07)
Gil Price (Term exp 12/31/07)
Tony Tyler, Alternate (Term exp 12/31/08)
Jeanne Vrobel, Alternate (Term exp 8/2/08)
Jeff Weinzierl (Term exp 12/31/05)

Kathy Verlo (Council Liaison)
Donna Ford (Alternate)

Staff: Todd Liming, Planning Director
Michelle Anthony, Planner
Alan Jensen, City Attorney
Cheri Mills, Admin. Asst.

Interested citizens are invited to volunteer to serve on any of the City's Boards or Commissions. Please contact the City Clerk for additional information at 685-5596.